



# CALIFORNIA STATE PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD  
October 13, 2000

## MINUTES

### **PRESENT:**

Ms. Annette Porini, Chief Deputy Director, Department of Finance  
Ms. Karen McGagin, Deputy Director, Department of General Services  
Mr. James Roberts, Chief Deputy Director, Project Development, Department of Transportation  
Ms. Barbara Lloyd, Deputy Treasurer, State Treasurer's Office  
Mr. Bruce Robeck, Deputy Director, Legislation, State Controller's Office

### **ADVISORY MEMBER:**

Director, Employment Development Department

### **LEGISLATIVE ADVISORS:**

Assembly Member, Darrell Steinberg  
Assembly Member Kevin Shelley  
Assembly Member Sally Havice  
Senator Richard G. Polanco  
Senator  
Senator

### **STAFF PRESENT:**

James E. Tilton, Administrative Secretary, State Public Works Board  
Peggy Palmertree, Acting Secretary, State Public Works Board

### **OTHERS PRESENT:**

Sabrina Winn, Department of General Services  
Robert Bower, Department of General Services  
Leslie Valim, Department of General Services  
Kim Peters, Department of General Services  
Gerry Clark, Department of General Services  
Mike Bancroft, Department of General Services  
Brenda Buckner, Department of General Services  
Dianna C. Brown, Department of General Services

### **CALL TO ORDER AND ROLL CALL:**

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

### **APPROVAL OF MINUTES:**

Mr. Tilton reported staff had reviewed the minutes from the September 8, 2000 regular meeting, and the September 27 special meeting and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Mr. Robeck noted that in the in the September 8 meeting he was referred to as Ms.

**Hearing no other objections, the minutes of September 8, 2000, with the correction to Mr. Robeck's name and the minutes of the September 27, 2000 Special meeting were unanimously approved.**

**BOND ISSUES:**

Mr. Tilton reported that there were two bond items.

Item #1, Department of General Services, San Diego Mission Valley State Office Building (Suburban). This resolution authorizes the sale of lease revenue bonds and interim financing.

It was noted that the item should read San Diego County instead of Sacramento County.

**A motion was made by Ms. Lloyd, and seconded by Mr. Roberts to approve Agenda Item #1 of the bond calendar. Ms. Porini then asked for a role call.**

**Agenda Item #1 of the bond calendar was passed with a 5-0 vote.**

Item #2, Department of General Services, Stephen P. Teale Data Center. This resolution authorizes the sale of lease revenue bonds and interim financing.

Mr. Tilton noted that a correction had been to Item #2, under Adopt a resolution, #3 should read "Approve the form of and authorize the execution of a Facility Lease between the State Public Works Board and the Stephen P. Teale Data Center", also #4 should read "Approve the form of and authorize the execution of a Site Lease between the State Public Works Board and the Stephen P. Teale Data Center".

Mr. Tilton noted that staff recommends approval of the resolutions.

**A motion was made by Mr. Roberts and seconded by Ms. Lloyd to approve Agenda Item #2 of the bond calendar. The motion was adopted by a 5-0 vote.**

**CONSENT CALENDAR:**

Mr. Tilton noted that the Consent Calendar covered Items #3 through #20.

Mr. Tilton indicated that in summary, the consent calendar proposed four requests to approve preliminary plans; two requests to recognize scope change; three requests to approve augmentation; four requests to approve a resolution authorizing site selection; four requests to approve a resolution authorizing site selection and acquisition; two requests to approve combining projects into one bid package in accordance with Section 10127 of the Public Contract Code; and one request to approve a resolution authorizing sale of surplus property.

Mr. Tilton reported a correction to #14 of the consent calendar, (b) should read "Approve combining projects into one bid package in accordance with Section 10127 of the Public Contract Code".

Mr. Tilton noted that there were five 20-day letters. Item #8, Department of General Services, Department of Forestry and Fire Protection, Fortuna Forest Fire Station. A 20-day letter was sent to the Legislature on September 19, 2000. Item #16, Department of Corrections, Statewide Project, Various Locations, Small Management Exercise Yards. A 20-day letter was sent to the Legislature on September 19, 2000. Item #18, California Community Colleges, Chaffey Community College District, Chaffey College, Child Development Center. A 20-day letter was sent to the Legislature on September 19, 2000. Item #19, California Community Colleges, Monterey Peninsula Community College District, Monterey Peninsula College, Library and Technology Center. A 20-day letter was sent to the Legislature on September 19, 2000. Item #20,

California Community Colleges, Contra Costa Community College District, Diablo Valley College, Music Remodel/Addition. A 20-day letter was sent to the Legislature on September 19, 2000. All without comment.

**A motion was made by Ms. McGagin, and Seconded by Mr. Roberts to adopt the Consent Calendar, and to approve Agenda Items #3 through #20.**

**The consent calendar was adopted by a 3-0 vote.**

**ACTION ITEMS:**

Mr. Tilton noted there was one action item. Item #21, Department of Developmental Services, Lanterman Developmental Center, Security Improvements. This action will recognize a scope change and approve an augmentation. A 20-day letter was sent to the Legislature on January 21, 2000, without comment.

**A motion was made by Ms. McGagin, and Seconded by Mr. Roberts to adopt the Action Item, and to approve Agenda Item #21.**

**The action item was adopted by a 3-0 vote.**

**OTHER BUSINESS:**

Mr. Tilton noted that there was no of other business.

**REPORTABLES:**

Mr. Tilton indicated there were seven reportables.

**NEXT MEETING:**

Mr. Tilton noted that the next PWB meeting is a Special Meeting set for Friday, October 27, 2000 at 10:00 a.m., and the next Regular Meeting is set for Thursday, November 9, 2000 both in Room 113.

Having no further business, the meeting was adjourned at 10:12 a.m.

# BOND ITEMS

## BOND – ITEM 1

**DEPARTMENT OF GENERAL SERVICES (1760)  
SAN DIEGO MISSION VALLEY STATE OFFICE BUILDING (SUBURBAN)  
SACRAMENTO COUNTY**

*Authority: Government Code Section 14669.15*

**a. Adopt a resolution to:**

- 1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- 2) Approve the form of and authorize the execution of the Acquisition Agreement between the Department of General Services and the State Public Works Board.
- 3) Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
- 4) Approve the form of and authorize the execution of a Site Lease between the Department of the Department of General Services and the State Public Works Board.
- 5) Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost: \$45,000,000**

**APPROVED.**

# BOND ITEMS

## STAFF ANALYSIS – ITEM 1

Department of General Services, San Diego Office Building, Mission Valley (Suburban)

### Action Requested

**The requested action will adopt a resolution authorizing interim financing of \$45,000,000 to be repaid from the issuance of lease revenue bonds.**

### Scope Description

**The project is within scope.** This project provides for acquisition of fee simple interest in the San Diego Mission Valley State Office Building, located at 7575 Metropolitan Drive, Mission Valley through the exercise of a lease purchase option. The San Diego Office Building consists of approximately 219,000 usable square feet on a 12.35 acre site.

### Funding and Project Cost Verification

**This project is within cost.** Chapter 568/95 and Government Code 14669.15 provide \$45 million for acquisition of fee simple interest and associated overhead for the San Diego Suburban Office, through the exercise of a lease purchase option. The facility has been in leasehold since June 1, 2000, with a lease expiration date of May 31, 2025. The San Diego Suburban Office can be acquired within the funds available and in accordance with legislative intent.

\$39,650,000      total estimated project cost (Option price: \$37,900,000)  
DGS Project Management: (\$1,750,000)

### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 8, 2000, and the waiting period expires on October 13, 2000.

### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before March 1, 2001.

### Other

- The proposed property meets the requirements of the Department of General Services (DGS).
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- DGS inspected the property and found no evidence of contamination from hazardous materials.
- The lease for the facility was a build-to-suit designed specifically for DGS, with the intent that the State acquire the building by exercise of either of two options:

	Price
Between June 1, 2000 and September 30, 2001	\$37,900,000
Between September 1, 2011 and August 30, 2012	\$51,850,000

- Rent is \$218,444 per month until December 1, 2000, increasing to \$300,593 for the next six months, and increasing annually thereafter to a maximum of \$511,228 per month during the last year of the lease.

**Staff Recommendation:      Approve resolution authorizing the sale of lease revenue bonds and interim financing.**

## **BOND ITEMS**

### **BOND – ITEM 2**

#### **DEPARTMENT OF GENERAL SERVICES (1760)**

#### **STEPHEN P. TEALE DATA CENTER (2780)**

Stephen P. Teale Data Center, Sacramento County

*Authority: Government Code Section 14669.14*

#### **a. Adopt a resolution to:**

- 1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- 2) Approve the form of and authorize the execution of the Acquisition Agreement between the Department of General Services and the State Public Works Board.
- 3) Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
- 4) Approve the form of and authorize the execution of a Site Lease between the Department of the Department of General Services and the State Public Works Board.
- 5) Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:**

**\$47,000,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 2

Department of General Services, Stephen P. Teale Data Center  
Stephen P. Teale Data Center, TDC 001, Parcel 9929

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing of \$47,000,000 to be repaid from the issuance of lease revenue bonds.**

#### Scope Description

**This project is within scope.** This project provides for the exercise of an option to purchase property currently under lease located at 3101 Gold Camp Drive in Rancho Cordova, California for use by the Stephen P. Teale Data Center.

#### Funding and Project Cost Verification

**This project is within cost.** Government Code Section 14669.14 authorizes the State Public Works Board to issue revenue bonds, negotiable notes, or negotiable bond anticipation notes not to exceed \$47 million pursuant to the State Building Construction Act of 1955. The State Public Works Board is authorized to borrow funds for project costs from the Pooled Money Investment Account to finance the acquisition. The Stephen P. Teale Data center can be acquired within the funds available and in accordance with legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 9, 2000, and the waiting period expired on March 15, 2000.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before January 31, 2001.

#### Other

- The proposed site meets the requirements of the Stephen P. Teale Data Center.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The Department of General Services has inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation:**      **Approve resolution authorizing the sale of lease revenue bonds and interim financing.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 3**

**DEPARTMENT OF JUSTICE (0820)**  
**SHASTA COUNTY**  
**REDDING REPLACEMENT LABORATORY**  
DOJ 009, Parcel 9871

*Authority: Chapter 50/99, Item 0820-301-0001(4)*

**a. Authorize site selection**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 3

Department of Justice, Shasta County  
Redding Replacement Laboratory, DOJ 009, Parcel 9871

#### Action Requested

**The requested action will authorize site selection for this project.**

#### Scope Description

**This project is within scope.** The project provides for selection of a 14 +/- acre site that will be acquired in fee simple interest to relocate the existing forensics laboratory.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 50/99, Item 0820-301-0001(4) provides \$391,000 for acquisition of a fee simple interest and associated overhead for real property, and preliminary plans. The property can be acquired within the funds available in accordance with legislative intent.

\$7,258,000      total estimated project costs

\$710,000      project costs previously allocated: acquisition \$391,000; preliminary plans \$319,000

\$6,548,000      project costs to be allocated: working drawings \$308,000, and construction \$6,240,000 (\$5,461,000 contract, \$273,000 contingency, and \$506,000 administration) at CCCI 3909

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 8, 2000, and the waiting period expired on September 12, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:      April 2001  
Approve working drawings:      January 2002  
Complete construction:          April 2003

#### Other

- The proposed site meets the requirements of the Department of Justice (DOJ).
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services (DGS) appraisal dated August 17, 2000.
- There is no implied dedication involved with this project.
- DGS and DOJ inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation:      Authorize site selection.**

## CONSENT ITEMS

### CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)  
SAN DIEGO MISSION VALLEY STATE OFFICE BUILDING  
San Diego County

*Authority: Chapter 568/95, Section 14669.15 of the Government Code*

**a. Approve a resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 4

Department of General Services, San Diego Suburban Office, DGS 076, Parcel 10011

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest for this project.**

#### Scope Description

**This acquisition is within scope.** The project provides for acquisition of fee simple interest in the Suburban Office Building, 7575 Metropolitan Drive, Mission Valley Heights, San Diego, California, through the exercise of a lease purchase option. The building contains approximately 219,411 net usable square feet of office on a site containing approximately 12.35 acres.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 568/95 and Government Code 14669.15 provide \$45,000,000 for acquisition of fee simple interest and associated overhead for the San Diego Suburban Office, through the exercise of a lease purchase option. The facility has been in leasehold since June 1, 2000 with an expiration date of May 31, 2025. The San Diego Suburban Office can be acquired within the funds available and in accordance with the intent of the Legislature.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 8, 2000, and the waiting period expired on October 13, 2000.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before March 1, 2001.

Other

- The proposed property meets the requirements of the Department of General Services (DGS).
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- DGS inspected the property and found no evidence of contamination from hazardous materials.
- The property was a build-to-suit especially for DGS, with the intent that the State acquires the building by exercise of option by either of two options:

	<u>Price</u>
Between June 1, 2000 and September 30, 2001	\$37,900,000
Between September 1, 2011 and August 30, 2012	\$51,850,000

Rent is \$218,444 per month until December 1, 2000, increasing to \$300,593 for the next six months, and increasing annually thereafter to a maximum of \$511,228 per month during the last year of the lease.

**Staff Recommendation:**      **Approve a resolution authorizing site selection and acquisition.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 5**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**VAN NUYS STATE BUILDING TENANT IMPROVEMENTS, LOS ANGELES COUNTY**  
6150 Van Nuys Blvd., Van Nuys

*Authority: Chapter 52/00, Item 1760-301-0666 (8)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of General Services  
Van Nuys State Building Tenant Improvements

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project consists of providing tenant improvements for 15,000 gsf on the second floor of the Van Nuys State Building. Basic tenant improvements to include demolition of existing walls, build new walls, doors, painting, electrical power, data, phone system, modify existing mechanical HVAC and plumbing to suit.

#### Funding and Project Cost Verification

**This project is within cost.**

\$892,000      total estimated project cost

\$37,000      project costs previously allocated: preliminary plans \$37,000

\$855,000      to be allocated: working drawings \$59,000 and construction \$796,000  
(\$645,000 contract, \$45,000 contingency, \$106,000 A&E) at CCCI 3909

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 5, 2000, and the waiting period expired on October 10, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approval working drawings:      January 2001

Complete construction:      July 2001

**Staff Recommendation:      Approve preliminary plans and the release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 6**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**STEPHEN P. TEALE DATA CENTER (2780)**  
Stephen P. Teale Data Center, Sacramento County

*Authority: Government Code Section 14669.14*

**a. Approve a resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of General Services, Stephen P. Teale Data Center  
Stephen P. Teale Data Center, TDC 001, Parcel 9929

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest for this project.**

#### Scope Description

**This project is within scope.** This project provides for the exercise of an option to purchase property currently under lease located at 3101 Gold Camp Drive in Rancho Cordova, California for use by the Stephen P. Teale Data Center.

#### Funding and Project Cost Verification

**This project is within cost.** Government Code Section 14669.14 authorizes the State Public Works Board to issue revenue bonds, negotiable notes, or negotiable bond anticipation notes not to exceed \$47.0 million pursuant to the State Building Construction Act of 1955. The State Public Works Board is authorized to borrow funds for project costs from the Pooled Money Investment Account to finance the acquisition. The Stephen P. Teale Data center can be acquired within the funds available and in accordance with legislative intent.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on February 9, 2000, and the waiting period expired on March 15, 2000.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before January 31, 2001.

#### Other

- The proposed site meets the requirements of the Stephen P. Teale Data Center.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The Department of General Services inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation: Approve a resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 7

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
Sonora Forest Fire Station, Tuolumne County  
CDF 160, Parcel 9839

*Authority: Chapter 324/98, Item 3540-301-0001(26)*  
*Chapter 50/99, Item 3540-301-0001(33)*

a. Authorize site selection

b. Approve augmentation **\$40,500**  
(12.6 percent of acquisition phase)  
(9.9 percent of total project)

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of General Services, California Department of Forestry and Fire Protection  
Sonora Forest Fire Station, Tuolumne County  
CDF 160, Parcel 9839

#### Action Requested

**The requested action will approve a resolution authorizing site selection of fee simple interest and augmentation to complete the acquisition phase of this project.**

#### Scope Description

**This project is within scope.** The project provides for acquisition of land and the construction of a replacement facility for the Sonora Forest Fire Station. The acquisition phase of the project includes acquiring fee simple interest in approximately 6.181 acres. The area to be acquired is vacant and unimproved.

#### Funding and Project Cost Verification

**This project is not within cost.** A total of \$409,000 has been appropriated for relocation of the Sonora Forest Fire Station. Chapter 324/98, Item 3540-301-0001(26), provides \$322,000 for real property acquisition and associated overhead. Chapter 50/99, Item 3540-301-0001(33) provides \$87,000 for preliminary plans. The property required for relocation of the forest fire station cannot be acquired within the funds available in accordance with the intent of the Legislature. Additional funds of \$41,000 are required for site acquisition.



\$2,581,000	total estimated project costs
\$322,000	project costs previously allocated: acquisition \$322,000
\$87,000	project costs to be allocated: preliminary plans \$87,000
\$41,000	requested augmentation to be allocated: acquisition.
\$2,131,000	project costs to be appropriated: working drawings \$133,000 and construction \$1,998,000 (\$1,237,000 contract, \$87,000 contingency, and \$174,000 A&E) at CCCI 3847

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 4, 2000, and the waiting period expired on September 4, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve preliminary plans:	January 2001
Approve working drawings:	July 2001
Complete construction:	October 2002

#### Other

- The proposed site meets the requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services (DGS) appraisal dated December 30, 1999.
- There is no implied dedication involved with this project.
- DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation:**      **Approve resolution authorizing site selection and an augmentation to the acquisition phase of this project.**

## CONSENT ITEMS

### CONSENT – ITEM 8

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**  
Fortuna Forest Fire Station, Humboldt County  
CDF 167, Parcel 9874

*Authority: Chapter 50/99, Item 3540-301-0001(8)*

**a. Authorize site selection**

**b. Approve augmentation** **\$29,850**  
(19.9 percent of acquisition phase)  
(1.36 percent of total estimated project costs)

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of General Services, California Department of Forestry and Fire Protection  
Fortuna Forest Fire Station, Humboldt County  
CDF 167, Parcel 9874

#### Action Requested

**The requested action will authorize site selection and approve an augmentation for this project.**

#### Scope Description

**This project is within scope.** The project provides for acquisition of land and the construction of a replacement facility for the Fortuna Forest Fire Station. The acquisition phase of the project includes acquiring fee simple interest in approximately 5± acres. The area to be acquired is vacant and unimproved.

#### Funding and Project Cost Verification

**This project is not within cost.** Chapter 50/99, Item 3540-301-0001(8), provides \$150,000 for acquisition of fee simple interest and associated overhead for real property needed to complete the relocation of the Fortuna Forest Fire Station. The replacement property cannot be acquired within the funds available in accordance with legislative intent. Additional funds for \$29,850, are requested so that a site can be acquired. A 20-day letter was sent to the Legislature on September 19, 2000, without comment.

\$1,292,000 total estimated project costs

\$150,000 project costs previously allocated: acquisition \$150,000

\$30,000 pending augmentation

\$1,112,000 project costs to be allocated: preliminary plans \$77,000; working drawings \$62,000; construction \$973,000 (\$791,000 contract, \$40,000 contingency, and \$142,000 A&E) at CCCI 3745

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 15, 2000, and the waiting period expired on July 15, 2000.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before January 31, 2001

#### Other

- The proposed site meets the requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a DGS appraisal dated May 22, 2000.
- There is no implied dedication involved with this project.
- DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation: Authorize site selection and approve an augmentation.**

## CONSENT ITEMS

### CONSENT – ITEM 9

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**SANTA MONICA MOUNTAINS CONSERVANCY (3810)**  
Santa Susana- Newhall Pass, Los Angeles County  
SMC-194, DGS Parcels 10006, 10007, 10008

*Authority: Public Resources Code Sections 33203 and 33203.5*

**a. Authorize site selection**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

Department of General Services, Real Estate Services Division  
Santa Monica Mountains Conservancy (3810)  
Santa Susana- Newhall Pass, Los Angeles County, SMC-194, DGS Parcels 10006, 10007,  
10008

Action Requested

**The requested action will authorize site selection for this project.**

Scope Description

**This project is within scope.** The project is consistent with the Santa Monica Mountains Comprehensive Plan and fulfills the purposes of Division 23 of the Public Resources Code.

The three parcels proposed for acquisition abut the State-owned 3,500-acre Santa Clarita Woodlands Park and will be acquired for their scenic and habitat value, as well as wildlife corridor purposes. The parcels are described below:

<b>Owner</b>	<b>Assessor's Parcel No.</b>	<b>DGS Parcel</b>	<b>SMMC No.</b>	<b>Acres</b>	<b>Improvements</b>
Baker	2826-025-007	10006	007	6.62	None
Tomlin	2826-025-005	10007	005	1.26	Wrought iron fence, graded gravel driveway, retaining wall
Mercer	2826-025-008	10008	008	5.32	None

All three properties will be acquired in fee, free and clear of all liens, leases, encumbrances, assessments, or easements (other than public utilities or roads). According to the preliminary title reports, Parcel 10006 and Parcel 10008 are landlocked with no legal access from any public right of way. The access problem will be eliminated when all three parcels are acquired

by the Santa Monica Mountains Conservancy (SMMC), because access will be provided through Parcel 10007.

#### Funding and Project Cost Verification

**This project is within cost.** This project is funded by a Transportation Enhancement Activities (TEA) Grant for \$256,000 and by 1996 Los Angeles County Proposition A funds in the amount of \$35,000.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 7, 1999, and the waiting period expired on November 10, 1999.

#### Project Schedule

**The project schedule is as follows:**

The anticipated close of escrow is in December 2000.

#### Other

- The acquisition costs for Parcels 10006 and 10008 shall not exceed estimated fair market values as determined by the independent fee appraisal approved by the Department of General Services (DGS) on May 2, 2000.
- The acquisition cost for Parcel 10007 shall not exceed estimated fair market value as determined by the independent fee appraisal approved by DGS on August 28, 2000.
- SMMC is not aware of any lawsuits pending concerning the properties. The property acquisition agreements will require delivery of clear title to each property.
- All management costs will be funded by servicing and maintenance funding allocated to SMMC from the Los Angeles County Regional Park and Open Space District.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

**Staff Recommendation:     Approve a resolution authorizing site selection.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 10**

**DEPARTMENT OF GENERAL SERVICES (1760)**  
**EMPLOYMENT DEVELOPMENT DEPARTMENT (5100)**  
The Baldwin Avenue Detention Basin, Butte County  
SSI-531

*Authority: Chapter 391/94*

**a. Approve a resolution authorizing sale of surplus property**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

Department of General Services, Employment Development Department,  
Baldwin Avenue Detention Basin

#### Action Requested

**The approval of this resolution will authorize the conveyance by the Director of General Services of certain unimproved surplus state-owned property.**

#### Scope Description

**This project is within scope.** The project provides for the Surplus Sale of 0.14.2 acre of a larger 1.84 acre parcel of the Baldwin Avenue Detention Basin located adjacent to 2348 Baldwin Avenue, City of Oroville, in the County of Butte. The proposed surplus sale is for disposal of surplus land. The area to be sold is vacant and unimproved.

#### Funding and Project Cost Verification

**This project is within cost.** The amount of \$4,500.00 is the fair market value established for this parcel of land. The Department of General Services (DGS) has legislative authority to dispose of surplus State property as identified by specific departments. The Employment Development Department has determined that the property along Baldwin Avenue, adjacent to 2348 Baldwin Avenue in the City of Oroville is no longer needed. The Real Estate Services Division marketed the subject property in August 1995. After failing to secure funding during the due diligence period, the City of Oroville withdrew its offer at that time. The City has since requested an easement from the state to construct a detention basin. It was determined that the liability issues would be minimized and would be in the State's best interest, to grant the City fee interest in the land for use as a detention basin.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 17, 2000, and the waiting period expired on August 21, 2000.

#### Project Schedule

**The project schedule is as follows:**

Buyer has requested no escrow.

**Staff Recommendation: Approve a resolution authorizing the sale of surplus property.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 11**

#### **DEPARTMENT OF CALIFORNIA HIGHWAY PATROL (2720)**

South Lake Tahoe Area Office

New Facility

*Authority: Chapter 50/99, item 2720-301-0044(4), as reappropriated by  
Chapter 52/00, Item 2720-301-0044(4)*

#### **a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 11

Department of California Highway Patrol,  
South Lake Tahoe Area Office, New Facility

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** This project consists of site acquisition and the construction of a new 5,640 square foot (sf) California Highway Patrol (CHP) area office and a 2,000 sf Service Building in South Lake Tahoe. This project acquires a 6-acre site for the construction of a 5,640 sf CHP Headquarters Office, and a 2,000 sf service building. The project includes parking, perimeter fencing, fuel island with fuel storage tank, emergency generator with building, communications tower, landscaping and utilities.

#### Funding and Project Cost Verification

**The project is within cost.** While the department believes that the projected construction costs may exceed the anticipated construction appropriation due to local planning agency requirements, they have been directed to bring the costs in line with the authorized budget during the working drawing phase. Subsequent to initial funding, the CHP acquired title to state-owned property that will be used for construction of the new facility. This will result in savings in the site acquisition appropriation, which will be considered for reversion at the November State Public Works Board meeting.

\$4,713,000      total estimated project cost

\$2,341,000      project costs previously allocated: study, acquisition, and preliminary plans

\$2,372,000      project costs to be allocated: working drawings \$169,000; construction \$2,203,000 (\$1,805,000 contract; \$90,000 contingency; \$308,000 project administration) at CCCI 3909

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on September 12, 2000, and the waiting period expired on October 12, 2000.

#### Project Schedule

**The proposed project schedule is as follows:**

Approve working drawings:	October 2000
Complete construction:	October 2002

**Staff Recommendation:**      **Approve preliminary plans and release working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 12

**CALIFORNIA TAHOE CONSERVANCY (3125)  
MEADOW EDGE (TRUCKEE MARSH)**

El Dorado County  
CTC 001, Parcel 10009

*Authority: Chapter 324/98, Item 3125-301-0443  
Chapter 50/99, Item 3125-301-0001(3)  
Chapter 50/99, Item 3125-301-0140(1)  
Chapter 52/00, Item 3125-301-0005*

**a. Approve a resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 12

California Tahoe Conservancy, Meadow Edge, Truckee Marsh, CTC 001, Parcel 10009

Action Requested

**The requested action will authorize site selection and acquisition of the fee simple interest for this project.**

Scope Description

**This project is within scope.** The project provides for acquisition of fee simple interest in 311± acres to complete the acquisition of the Meadow Edge Truckee Marsh. The area to be acquired is vacant and unimproved, and provides for acquisition of land for the preservation and enhancement of environmentally sensitive lands, wildlife habitat, and water quality protection within the Upper Truckee River Watershed at Lake Tahoe.

Funding and Project Cost Verification

**This project is within cost.**

\$10,000,000 total estimated project costs: acquisition

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 25, 2000, and the waiting period expired on August 28, 2000.

### Project Schedule

#### **The project schedule is as follows:**

Escrow is anticipated to close by November 30, 2000

### Other

- There is one airport noise-monitoring device and five ground water monitoring wells situated on the property under a letter permit or use agreement. These agreements are revocable if necessary. The ground water monitoring wells relate to potential underground contamination caused at one time by gasoline tanks at a gasoline station across Highway 50 from the subject property.
- The property is unimproved and there is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services appraisal update of July 13, 2000.
- The City of South Lake Tahoe holds a bicycle trail easement along a portion of the southeasterly property boundary; this use does not conflict with the State's intended use of the property and does not affect value.
- There is no implied dedication involved with this project.

**Staff Recommendation:**      **Approve a resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 13

#### STATE COASTAL CONSERVANCY (3760)

#### BEL MARIN KEYS ACQUISITION

SCC-003, DGS Parcel 10010

Marin County

*Authority Chapter 52/00, Item 3760-301-0001(3), Item 3760-301-0005(1);  
Water Code Section 13477; Fish & Game Code Section 2787(b)*

#### a. Approve resolution authorizing site selection and acquisition

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 13

State Coastal Conservancy, Bel Marin Keys Acquisition  
Marin County, Project No. SCC-003, DGS Parcel 10010

#### Action Requested

**Authorize site selection and acquisition of fee simple interest for this project.**

#### Scope Description

**This project is within scope.** This project involves the acquisition of fee title to 1,613 acres of diked historic wetlands in Marin County for wetland restoration and conservation purposes as part of the Hamilton Wetlands Restoration project.

#### Funding and Project Cost Verification

**The project is within cost.** The purchase price of \$13 million for the property was determined by an appraisal prepared by the seller and approved by the Department of General Services, Real Estate Services Division. Funding for the acquisition will be provided through a combination of appropriations to the State Coastal Conservancy (SCC), grants from public and private sources, and a State Revolving Fund loan approved by the State Water Resources Control Board for up to the total amount of the purchase price.

The Conservancy made an option payment of \$100,000 in May 2000, which is credited to the purchase price. Funds for this project are available to the Conservancy as follows:

- \$10 million - Item 3760-301-0001(3) in the Budget Act of 2000 for the acquisition and restoration of this property;
- \$3 million - Item 3760-301-0005(1), Budget Act of 2000 for the Bay Area Conservancy Program; and
- \$3 million - A grant by the Marin Community Foundation for the acquisition of this property.

The State Water Resources Control Board has authorized loan funding for the acquisition of this property at a total purchase price of \$16 million (Loan No. C-06-6065-110; Contract No. 0-812-550-0). Chapter 9 (commencing with Section 27880) of Division 3 of the Fish and Game Code, The California Wildlife Protection Act of 1990, continuously appropriates funding to the SCC for the acquisition of wetlands and wildlife habitat to protect rare, endangered or threatened, or fully protected species pursuant to its authority under Division 21 of the Public Resources Code. The SCC has pledged to use a portion of its annual appropriation of these funds in repayment of the State Revolving Fund Loan; other sources of repayment may also be available.

The subject property can be acquired within the funds available and in accordance with the legislative intent. The loan can be repaid pursuant to its terms using funds continuously appropriated to the SCC in accordance with the intent of the people of the State of California as expressed in the California Wildlife Protection Act of 1990.

#### Site Contamination

The Coastal Conservancy recommends proceeding with the state acquisition of the Bel Marin Keys property in Marin County. The Department of General Services approved the value of the property for open space uses. The Phase I and Phase II environmental analysis carried out on the property indicated that some very isolated contamination exists on the property, covering a total area of less than one acre. The cost to remediate the existing contamination is estimated at \$100,000 to \$400,000, or 0.6 percent to 2.5 percent of the appraised value. The identified contamination does not impact the value of the property. If the State were to remediate the contamination at a cost of \$400,000, this amount and the \$16 million purchase price would still fall within the fair market value of the property.

Once acquired, the Conservancy intends to develop a wetland restoration project for the site at an estimated cost of \$48 million. The estimated cost for remediation of contaminants is less than one percent of the overall restoration project cost.

#### CEQA

A Notice of Determination was filed on May 10, 1999, and the waiting period expired on June 9, 1999. A Notice of Exemption for the purposes of preserving open space and wildlife conservation was filed with the State Clearinghouse on April 5, 2000, and the waiting period expired on May 15, 2000.

#### Project Schedule

The SCC entered into an option to purchase the property on May 1, 2000, and authorized acquisition of the property on September 28, 2000. Under terms of the option agreement between the SCC and the seller, the option must be exercised by authorization of the State Public Works Board and execution of a property acquisition agreement by or on behalf of the Conservancy, Director of General Services, and Administrative Secretary for the State Public Works Board, no later than November 27, 2000. The purchase and sale must be closed through escrow no later than thirty days after exercise of the option, or December 27, 2000, whichever occurs first.

#### Other

- The proposed site meets the requirements of the SCC as determined by action of the SCC on March 23, 2000 and September 28, 2000.
- There is no relocation assistance involved in this project.
- The acquisition cost shall not exceed the estimated fair market value as determined by the Department of General Services on January 4, 2000.

**Staff Recommendation: Approve a resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 14

#### DEPARTMENT OF PARKS AND RECREATION (3790)

#### ORANGE COUNTY

Bolsa Chica State Beach, Replace Restrooms and Concession Facilities

*Authority: Chapter 52/00, Item 3790-301-0005(5)*

- a. **Approve preliminary plans**
- b. **Approve combining three projects into one bid package in accordance with Section 10127 of the Public Contract Code**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 14

Department of Parks and Recreation, Bolsa Chica State Beach, Replace Restrooms and Concession Facilities

#### Action Requested

**The requested action will provide approval of preliminary plans for the replacement of restrooms and concession facilities at Bolsa Chica State Beach, and the combining of projects into one bid package in accordance with Section 10127 of the Public Contract Code.**

#### Scope Description

**This project is within scope.** This project will replace aging and deteriorated facilities at Bolsa Chica State Beach as well as make improvements to meet current visitor demand and use patterns. The project will replace existing restroom and concession facilities, rehabilitate outdoor seating areas and replace the existing lifeguard station and tower.

#### Combining Projects

The department recommends combining this project with the Bolsa Chica Visitor Center project, deferred maintenance projects, and a minor project at the same location for the potential to achieve better bid results. The six deferred maintenance projects consist of: light replacements, parking lot repairs, handicap ramps, and sand wall replacement. The minor project will construct a new campfire center and is funded from American Trader oil spill litigation settlement funds. Combining the projects will also provide an efficient means of completing all the work at this site. Proceeding as separate projects would either extend the length of time that the beach is disrupted by construction or create coordination problems from separate contracts running concurrently. The projects should also realize savings from combined mobilization, overhead and demobilization efforts on the part of the contractor.

#### Funding and Project Cost Verification

**The project is within cost**

Replace Restrooms and Concession Facilities

\$7,943,000 total estimated project cost

\$141,000 project costs previously allocated for preliminary plans

\$7,727,000 project costs to be allocated: working drawings \$364,000; construction \$7,363,000 (\$6,698,000 contracts, \$469,000 contingency, \$196,000 A&E costs)

\$75,000 estimated project savings

Visitor Center:

\$512,000 total estimated project cost

\$16,000 project costs previously allocated for preliminary plans

\$496,000 project costs to be allocated: working drawings \$16,000; construction \$480,000 (\$437,000 contracts, \$31,000 contingency, \$12,000 A&E costs)

Campfire Center:

\$253,000 total estimated project cost

\$8,000 project costs previously allocated for preliminary plans

\$245,000 project costs to be allocated: working drawings \$8,000; construction \$237,000 (\$221,000 contracts, \$11,000 contingency, \$5,000 A&E costs)

Deferred Maintenance Projects:

Multi-Use Trail Lighting Replacement

Replace 60' light poles with standard, approximately 30' light poles and add safety lighting at contact station area.

Cost: \$930,000

**Seal & Restripe Parking Lots, Access Road, Ramps and Multi-Use Trail**

Slurry seal and restripe beach access road. Sand slurry multi-use trail and handicap ramps.

Cost: \$630,000

**Remove Curbed Islands in Parking Lots, Relocate Fire Hydrants**

Provide additional parking spaces by removal of islands in existing lots. Relocate fire hydrants where located in islands to be removed.

Cost: \$120,000

**Spenser Ramp (Between CS 16 & 17)**

Description: Provide a new ADA compliant access ramp from multi-use trail, onto sand beach.

Cost: \$125,000

**Walk Your Bike Lights**

Description: Add "walk your bike lights" to the multi-use trail.

Cost: \$10,000

**Sandwall Replacement / Extension**

Replace deteriorated sand (barrier) walls and extend sand wall coverage from current (half) to full length of Bolsa Chica SB.

Cost: \$885,000

Combined Bid Package:

\$11,408,000 total estimated project cost

\$165,000 project costs previously allocated for preliminary plans

\$8,468,000 project costs to be allocated: working drawings \$388,000; construction \$8,080,000 (\$7,356,000 contracts, \$511,000 contingency, \$213,000 A&E costs)

2,700,000 deferred maintenance projects

\$75,000 estimated project savings (Bolsa Chica Restrooms and Concession Facilities project.)

CEQA

A Negative Declaration was filed with the State Clearinghouse on September 8, 2000, and the waiting period expired on October 7, 2000.

Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2000

Complete construction: June 2001

**Staff Recommendation: Approve preliminary plans and the combination of bid packages.**



## CONSENT ITEMS

### CONSENT – ITEM 15

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**ORANGE COUNTY**

Bolsa Chica State Beach, Visitor Center

*Authority: Public Resources Code Section 5009  
(American Trader Oil Spill Mitigation Funds)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 15

Department of Parks and Recreation, Bolsa Chica State Beach, Visitor Center

#### Action Requested

**The requested action will approve preliminary plans and the release of working drawing funds for this project.**

#### Scope Description

**This project is within scope.** The project will construct approximately 1,000 square feet of visitor center space as an addition to the lifeguard tower/station building to provide an area for public gatherings and interpretive exhibits. This project is being funded from oil spill mitigation funds that have been received by the Department of Parks and Recreation. Authority to spend these funds is provided by Section 5009 of the Public Resources Code.

#### Funding and Project Cost Verification

**The project is within cost.**

\$512,000 total estimated project cost

\$16,000 project costs previously allocated for preliminary plans

\$496,000 project costs to be allocated: working drawings \$16,000; construction \$480,000 (\$437,000 contracts, \$31,000 contingency, \$12,000 A&E costs)

#### CEQA

A Negative Declaration was filed with the State Clearinghouse on September 8, 2000, and the waiting period expired on October 7, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: October 2000

Complete construction: June 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 16**

**DEPARTMENT OF CORRECTIONS (5240)**  
**STATEWIDE PROJECT, VARIOUS LOCATIONS**  
Small Management Exercise Yards

*Authority: Chapter 52/00, 5240-301-0001(1.5), Government Code 13332.11(f)*

**a. Approve scope change**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 16

Department of Corrections, Small Management Yards

#### Action Requested

**The requested action will recognize a scope change to reduce the number of institutions for which this project will be undertaken in Fiscal Year 2000/2001, in accordance with Government Code 13332.11(f).**

#### Scope Description

**This project is not within scope.** Chapter 52/00 provides funding to design and construct 92 small management yards to replace existing large group exercise yards to provide sufficient out of cell exercise to the Administrative Segregation population without inherent risks and management problems. The Supplemental Report of the 2000 Budget Act reflects legislative intent for the Department of Corrections (CDC) to focus the project on maximum-security institution sites: High Desert, Sacramento, Mule Creek, Vacaville, Tehachapi, and Salinas Valley State Prison.

In terms of life and safety criticality, CDC's immediate priority is to construct small management yards in the Level IV, 180-degree maximum-security housing unit institutions. These include High Desert, Sacramento, Tehachapi, and Salinas Valley State Prison. Accordingly, CDC proposes to reduce the scope of the project to address the need for Small Management Yards by constructing the 92 yards at the four above named maximum-security institutions. Currently, Mule Creek and Vacaville do not have as urgent a need. A 20-day letter was sent to the Legislature on September 19, 2000, without comment.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,380,000      total estimated project cost

\$1,380,000      project costs to be allocated: \$11,000 for preliminary plans, \$22,000 for working drawings, and \$1,347,000 for construction (\$1,239,000 contracts, \$46,000 contingency, \$25,000 project administration, and \$37,000 agency retained)

#### CEQA

CEQA status will be provided when requesting approval of preliminary plans.

#### Project Schedule:

**The project schedule is as follows:**

Approve preliminary plans:	December 2000
Approve working drawings:	March 2001
Complete construction:	April 2002

**Staff Recommendation:      Approve scope change.**

## CONSENT ITEMS

### CONSENT – ITEM 17

UNIVERSITY OF CALIFORNIA (6440)  
LOS ANGELES CAMPUS, LOS ANGELES COUNTY  
UCLA Replacement Hospitals

*Authority: Section 15820.81 of the Government Code*

**a. Approve project scope and cost**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 17

University of California, Los Angeles, UCLA Replacement Hospitals

Action Requested

**The requested action will provide approval of the scope and cost for this project as required by Government Code Section 15820.81.**

Scope Description

The University of California at Los Angeles (UCLA) proposes to construct a 517,000 assignable square feet (asf) acute care facility on the Westwood campus and a 167,500 asf acute care facility and related site improvements on the Santa Monica Medical Center campus, replacing existing hospital facilities that were structurally damaged by the January 1994 Northridge Earthquake. The two facilities will have a combined licensed and available bed capacity of 791 beds. The replacement hospital facilities will satisfy the seismic safety requirements for acute care hospital facilities imposed by Senate Bill 1953 (Chapter 740/94). The State of California authorized \$600 million of lease revenue bonds in Chapter 71/00 to assist in financing hospital seismic projects.

Funding and Project Cost

The UCLA project has been allocated \$180 million of the \$600 million lease revenue bonds authorized. In addition to the bonds, funding sources for the UCLA project include federal funds (\$505,100,000), state matching funds (\$44,100,000), campus funds (\$159,461,000) and hospital reserves (\$14,900,000) for a projected cost of \$903,561,000 for the two facilities.

\$903,561,000	total estimated project cost
\$549,200,000	project costs previously allocated: preliminary plans \$33,700,000 (\$30,700,000 federal funds; \$3,000,000 state matching funds), working drawings \$50,100,000 (\$47,100,000 federal funds; \$3,000,000 state matching funds), construction \$465,400,000 (\$395,712,000 contract, \$34,927,000 contingency, \$34,761,000 A & E )(construction funding: \$427,300,000 federal funds; \$38,100,000 state matching funds)
\$354,361,000	project costs to be allocated: preliminary plans \$4,800,000 (campus funds), working drawings \$9,000,000 (campus funds), construction \$309,061,000 (\$262, 603,000 contract, \$23,284,000 contingency, \$23,174,000 A & E costs ) at CCCI 3909 (construction funding: \$14,900,000 hospital reserves; \$114,161,000 campus funds; \$180,000,000 proposed in state lease revenue bond funds), equipment \$31,500,000 at EPI 2502 (campus funds).

#### CEQA

The University certifies that the project is in compliance with CEQA.

#### Project Schedule

**The project schedule is as follows:**

Complete construction: November 2004

**Staff Recommendation: Approve project scope and cost in order to establish eligibility for reimbursement under Chapter 71/00.**

## CONSENT ITEMS

### CONSENT – ITEM 18

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**CHAFFEY COMMUNITY COLLEGE DISTRICT**  
**CHAFFEY COLLEGE, SAN BERNARDINO COUNTY**  
Child Development Center

*Authority: Chapter 282/97, Item 6870-301-0658(8)*  
*Chapter 50/99, Item 6870-301-0658 (7)*  
*Chapter 52/00, Item 6870-490 as reappropriated by*  
*Chapter 52/00, Item 6870-301-0658 (6)*

- a. Approve scope change
- b. Approve combine bid

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 18

California Community Colleges, Chaffey College, Child Development Center

#### Action Requested

**The requested action will recognize a scope change and authorize combining the bid with a locally funded project.**

#### Scope Description

**The project is not within scope.** The authorized project renovates an existing building and constructs two new buildings to complete an 11,536 asf three building complex including 863 asf for laboratories, 799 asf for offices, and 9,874 asf for other uses including 8,822 asf for child development services. The district plans to construct a fourth building at its own expense that would provide 3,054 asf, including 2145 asf for staff offices. Because the local project includes staff offices, the district proposes to significantly reduce office space and increase classroom and laboratory space in the State funded building renovation. The proposed scope of the State funded project would result in an 11,481 asf complex including 1,717 asf for laboratories, 79 asf for offices, and 9,685 asf for other uses including 8,822 asf for child development services. In addition, the district requests authority to bid the local and State funded projects as one construction contract to expedite construction and maximize economies of scale. A 20-day letter was sent to the Legislature on September 19, 2000, without comment.

#### Funding and Project Cost Verification

**The project is within cost.** Total project costs are estimated to increase by \$174,000 due to the higher costs associated with reconfiguring space from offices to laboratories. The District has committed to fund these and any future costs associated with this scope change with local funds.

\$4,287,000 total estimated project costs

\$286,000 project costs previously allocated: preliminary plans (\$125,000) and working drawings (\$161,000)

\$3,827,000 project costs to be allocated: construction \$3,570,000 (\$3,225,000 contracts, \$169,000 contingency, \$176,000 architect oversight, testing and inspection) at CCCI 3722 and \$257,000 equipment at EPI 2485

\$174,000 local funding commitment

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 26, 1999, and the waiting period expired on October 27, 1999.

#### Project Schedule

**The project schedule is as follows:**

Complete construction January 2002

**Staff Recommendation: Recognize scope change and authorize combined bid.**



## **CONSENT ITEMS**

### **CONSENT – ITEM 19**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT**  
**MONTEREY PENINSULA COLLEGE, MONTEREY COUNTY**  
Library and Technology Center

*Authority: Chapter 52/00, Item 6870-301-0574(42)*

**a. Recognize scope change**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 19

California Community Colleges, Monterey Peninsula College, Library and Technology Center

#### Actions Requested

**The requested action will recognize a scope change for this project.**

#### Scope Description

**This project is not within scope.** The authorized project constructs a 50,872 asf multi-story library and technology center. The facility consists of 24,213 asf library, 16,383 asf laboratory, 8,437 asf AV/TV, and 520 asf office space. The proposed scope change will add a fire service lane to allow for the service of the northwest corner of the building. This addition is required by the City of Monterey Fire Marshal (Fire Marshal) in order to obtain their approval of the working drawings for this project. Absent Fire Marshal approval of the working drawings the Division of the State Architect cannot approve the release of the working drawings and the District cannot proceed to bid on the project. A 20-Day letter was sent to the Legislature on September 19, 2000, without comment.

#### Funding and Project Cost Verification

**This project is within cost.**

\$21,164,000 total estimated project costs

\$1,363,000 project costs previously allocated: preliminary plans and working drawings

\$19,801,000 project costs to be allocated: construction \$15,954,000 (\$14,370,000 contracts, \$711,000 contingency, \$873,000 administration, testing, inspection) at CCCI 3909, and equipment \$3,847,000 at EPI 2502.

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on December 15, 1999, and the waiting period expired on January 15, 2000.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	March 2001
Complete construction:	December 2002

**Staff Recommendation: Approve scope change.**

## CONSENT ITEMS

### CONSENT – ITEM 20

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**CONTRA COSTA COMMUNITY COLLEGE DISTRICT**  
**DIABLO VALLEY COLLEGE, CONTRA COSTA COUNTY**  
Music Remodel/Addition

*Authority: Chapter 282/97, Item 6870-301-0658(18)*  
*Chapter 324/98, 6870-490 – Reappropriation of C*

- a. Approve augmentation **\$122,000**  
(17.2 percent of construction phase)  
(11.6 percent of total state funded project)

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 20

California Community Colleges, Contra Costa College, Music Remodel/Addition

#### Action Requested

**The requested action will approve an augmentation to the construction phase necessary to award the construction contract for this project.**

#### Scope Description

**This project is within scope.** The project remodels 263 asf and constructs a 2,063 asf addition to the Music Building.

#### Funding and Project Cost Verification

**This project is not within cost.** This project was bid in May 2000, with the lowest bid coming in at over 55 percent of the appropriated contract cost of \$585,000. The District rejected all bids, and performed extensive value engineering and provided for various deductive alternates in their efforts to re-bid this project. The project was re-bid on August 8, 2000, and again the lowest bid exceeded the construction contract appropriation. The lowest base bid was \$734,000, with deductive bid alternates totaling \$27,000. The proposed augmentation will fund the award of the construction contract. The District decided not to exercise the deductive alternates and has committed to funding the \$27,000 cost savings not recognized. A 20-Day letter was sent to the Legislature on September 19, 2000, without comment.

\$1,202,000 total estimated project costs

\$65,000 state project costs previously allocated: preliminary plans and working drawings

\$988,000 state project costs to be allocated: construction \$709,000 (\$585,000 contracts, \$31,000 contingency, \$93,000 administration, construction management, testing, inspection) at CCCI 3571 and \$279,000 equipment at EPI 2485.

\$122,000 requested augmentation

\$27,000 local funding commitment

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 2, 1998, and the waiting period expired May 2, 1998.

#### Project Schedule

**The project schedule is as follows:**

Complete construction August 2001

**Staff Recommendation: Approve augmentation.**

## ACTION ITEMS

### ACTION – ITEM 21

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)  
LANTERMAN DEVELOPMENTAL CENTER, LOS ANGELES COUNTY  
Security Improvements

*Authority: Chapter 324/98, Item 4300-301-0001(1.6)*

- a. Recognize scope change
- b. Approve augmentation

**\$100,000**  
(2 percent of total project)

**APPROVED.**

## ACTION ITEMS

### STAFF ANALYSIS – ITEM 21

Department of Developmental Services, Lanterman Developmental Center, Pomona,  
Security Improvements

#### Action Requested

**The requested action will recognize a scope change and approve an augmentation for working drawing phase of this project.**

#### Scope Description

**This project is not within scope.** The existing scope of this project provides for modifications to the Lanterman Developmental Center to provide for 75 forensic beds and 53 behavioral beds for the Department of Developmental Services' (DDS) clients. DDS now proposes to modify the scope of the project to develop all 128 beds as behavioral beds. This scope change is necessary to meet the bed needs for DDS's clients. The previously approved scope of the project also included 16 foot high *area perimeter* security fencing, a sallyport, four observation towers and a guard control building, exterior lighting, two 4,000 square foot buildings for day training, personal alarm system, nurses station upgrades, window security screens, building perimeter alarm system, and surveillance system. The new scope of the project eliminates the 16 foot high *area perimeter* security fencing, the sallyport, the four observation towers, the guard control building, and the exterior lighting. It retains the two 4,000 square foot buildings for day training, personal alarm system, nurses' station upgrades, window security screens, building perimeter alarm system, and surveillance system and adds additional 10 foot high yard fencing.

This scope change will necessitate a change to the existing working drawings at an estimated cost of \$100,000 (2 percent). A 20-day scope change and augmentation letter was sent to the Legislature on January 21, 2000. This letter supercedes the previous JLBC notification letter dated January 6, 2000.

#### Funding and Project Cost Verification

**This project is not within cost.** Chapter 324/98, Item 4300-301-0001 (1.6) provides \$260,000 for working drawings. Based on the new project scope, additional funding is required for working drawings.

\$3,982,000 total estimated project cost

\$508,000 project costs previously allocated: preliminary plans \$248,000; working drawings \$260,000

\$3,374,000 project costs to be allocated: construction \$3,374,000 (\$2,719,000 contracts, \$190,000 contingency, \$320,000 A&E, \$145,000 other project costs)

\$100,000 proposed augmentation to complete the working drawings phase

#### CEQA

As the project proceeded through the working drawings phase and proceeded to bid, the surrounding communities took issue with the project. DDS withdrew the previously filed CEQA project and will initiate a new CEQA process related to the proposed scope change. DDS proposes to fund the cost (\$120,000) of the new CEQA study from available support funds.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	May 2001
Complete construction:	May 2002

#### Other

- The DDS estimates potential savings of \$1,100,000 in construction costs because of the scope change.

**Staff Recommendation:**      **Recognize scope change and approve augmentation of working drawing funds.**

## **OTHER BUSINESS**

No Other Business.

## **REPORTABLES**

To be presented at meeting.

Date:

Respectfully Approved,

JAMES E. TILTON  
Administrative Secretary